



**City of Santa Clara
PLANNING COMMISSION
Wednesday, June 25, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE and INVOCATION**
- 2. ROLL CALL**
- 3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**
- 4. DECLARATION OF COMMISSION PROCEDURES**
- 5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**
There were none.

6. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:
Agenda Item #9. File: PLN2007-06419/CEQ2007-01047 Location: 2585 El Camino Real
Agenda Item #10. File: PLN2007-06257 Location: 4041 Davis Street

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

James Rowen addressed the Commission on public hearing and process matters.

8. CONSENT CALENDAR

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of May 28, 2008

Public Hearing Items/Consent Calendar

8.B. File:	PLN2008-07087
Location:	2055 Laurelwood Road, a 1.13 acre site located on the north side of Laurelwood Road, approximately 750 feet west of Thomas Road (APN 104-15-113). Property is Zoned ML (Light Industrial).
Applicant/Owner:	Mardeen Gordon/Mary Jacobs
Request:	Variance to increase maximum sign area and establish a master sign program.
Project Planner:	Bridgette Carroll
Staff Recommendation:	Continued to July 23, 2008

8.C. File: **PLN2008-07096**
Location: 1653 Fremont Street, a 6,573 square foot lot on the north side of Fremont Street, approximately 140 feet west of Lincoln Street (APN 269-12-017). Property is Zoned RI-6L (Single Family Residential).
Applicant/Owner: Eva Lash
Request: **Variance** to allow new construction of a 589 square foot detached accessory building where 480 square feet is the maximum allowed; a reduction in rear yard setback from 5 feet to 3 feet 10 inches; an increase in rear yard building coverage to 58 percent where 40 percent is the maximum allowed; in conjunction with the demolition of an existing nonconforming detached accessory building.
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approved, subject to conditions**

*******End of Consent Calendar*******

CONTINUED ITEMS

9. File: **PLN2007-06419/CEQ2007-01047**
Location: 2585 El Camino Real, a 1.45-acre site on the north side of El Camino Real, east of Saratoga Creek and 490 feet west of Morse Lane (APN: 216-01-008). Property is zoned CT (Thoroughfare Commercial)
Applicant/Owner: Greg Malley
Request: **Adopt Mitigated Negative Declaration; General Plan Amendment #68** from Mixed Use to Transit Oriented Mixed Use; and
Rezone from CT (Thoroughfare Commercial) to PD (Planned Development) for the development of a four-story mixed use project with ground floor retail and 60 condominium units above podium parking, site access, circulation, and landscape improvements
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Adopted Mitigated Negative Declaration; and Recommended Approval of General Plan Amendment #68 and Rezoning, subject to conditions**

10. File: **PLN2007-06257**
Location: 4041 Davis Street, a 7,500 square foot lot on the east side of Davis Street approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned R1-6L (Single Family Residential).
Applicant: Robert Fitch
Owner: Mr. and Mrs. Kishin Kanuga
Request: **Rezone** from R1-6L (Single Family Residential) to R2-7L (Duplex); and **Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width of 50 feet where 65 feet is required for duplex zoning; in conjunction with the demolition of an existing accessory unit and detached garage.
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Continued to July 23, 2008**

11. File: **PLN2008-07022**
Location: 2221 The Alameda, a 0.42-acre site at the southeast corner of The Alameda and Chapman Court (APN: 230-18-106).
Property is zoned CT (Thoroughfare Commercial).
Applicant: Mission City Coffee Roasting Company – Koo Jae W.
Owner: Talia Family Trust
Request: **Amend Use Permit** to allow the addition of amplified music to the Use Permit on Tuesdays through Sundays, and modify business hours at an existing coffee house/café business.
Project Planner: Debby Fernandez, Associate Planner and Marge Sung, Assistant Planner I
Staff Recommendation: **Approved modified request, subject to conditions**

OTHER BUSINESS

12. Commission Procedures and Staff Communications

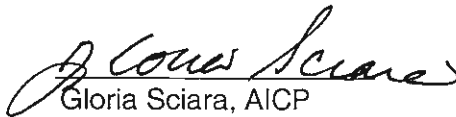
Public comment on these items may be limited to one minute, at discretion of the Chair

- a. Announcements/Other Items
- b. Report of the Director of Planning and Inspection
 - City Council actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Marine and Stattenfield (Sarodi and Barcells alternates)
 - Station Area Plan: Chairperson Champeny
 - General Plan sub-Committee: Commissioners Fitch and O'Neill
- c. Commission Procedures
 - Planning Procedures
 - Work plan item
 - Commissioner Travel and Training reports

13. ADJOURNMENT

The meeting adjourned at 11:52 pm.

Approved:


Gloria Sciara, AICP
Development Review Officer

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